



HARRINGTON
COMMERCIAL REAL ESTATE SERVICES

GREY ROCK MANSION

FOR SALE

400 GREY ROCK RD,
PIKESVILLE, MD 21208

Executive Summary

Harrington Commercial Real Estate Services is pleased to present the opportunity to acquire the Grey Rock Mansion located at 400 Grey Rock Road in Pikesville, Maryland. Listed in the National Register of Historic Places, the historic estate was the family homestead and birthplace of Colonel John Eager Howard, a hero of the American Revolution and three-time governor of Maryland. The Howard descendants sold the property to Dr. Richard H. Maynard in 1857 who constructed an Italian Villa style mansion there between 1857 and 1861. It was named Grey Rock for use of the local natural grey rock in its construction.

The property is situated on a 2.77-acre site and is currently operated as a facility rented for parties and weddings. It includes two parcels, one of which is a parking area of .7444 acres and the other, the mansion located on 2.026 acres. The mansion consists of a three story, 10,659 square foot owner-occupied reception hall/banquet facility.

The current owner has completed numerous renovations at the property since it was purchased in 2019, including an overhaul of the commercial kitchen, the addition of an ADA ramp, and extensive interior and exterior building repairs.

The property is located less than a mile outside of the I-695 Beltway in northwest Baltimore, within the suburban community of Pikesville in the Reisterstown Road Corridor, adjacent to Woodholme Center, a mixed use retail and office complex.



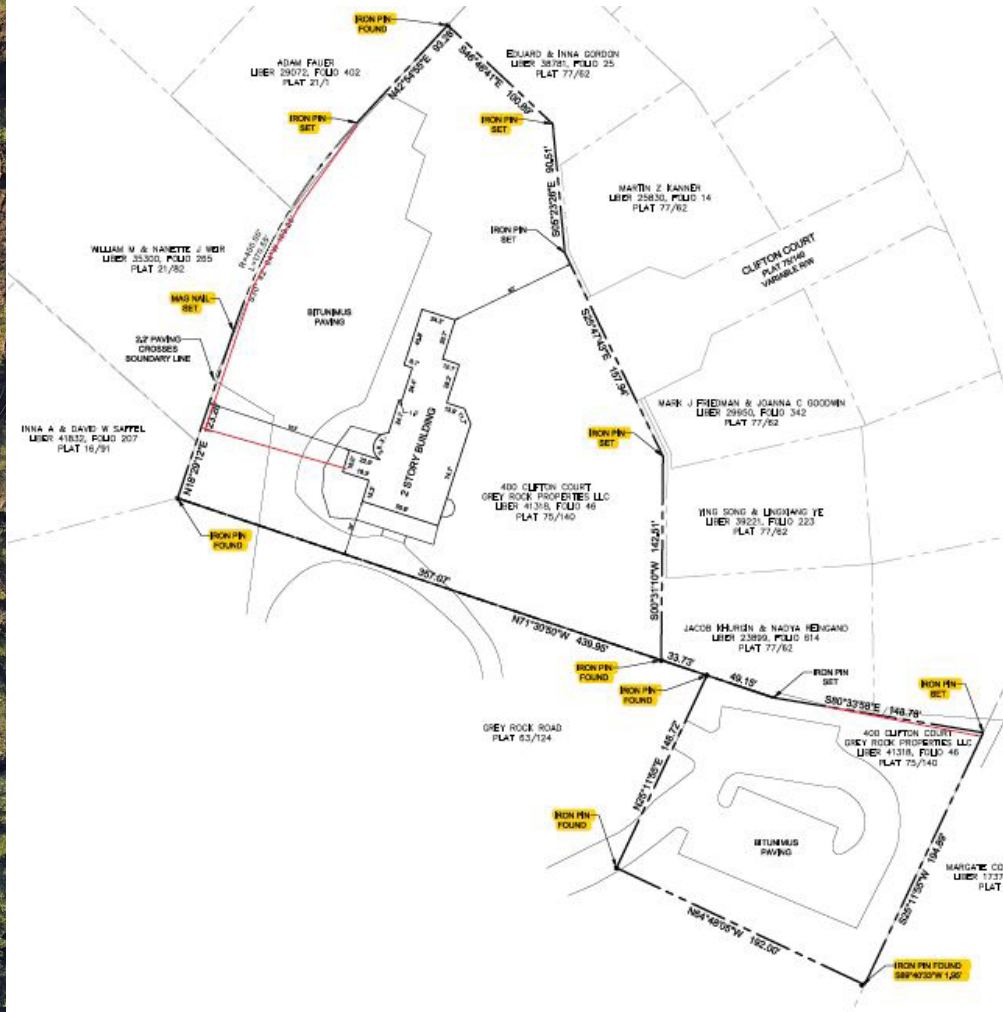
Key Investment Highlights

Grey Rock Mansion

Address:	400 Grey Rock Road, Pikesville, MD 21208
Building Type:	Owner-occupied reception hall/commercial banquet facility
Mansion Lot:	A triangular-shaped lot which is 2.026 acres, improved with the historic Grey Rock Mansion, a tent used for catering events, a paved parking area with 60 parking spaces, a gravel lot with an additional four (4) parking spaces, as well as a lawn area on the eastern side
Shared Parking Lot:	A rectangular-shaped lot which is 0.744 acres, paved with 40 parking spaces also used by the adjacent community through a private agreement for use of a swimming pool
Floors:	Three Stories
Year Built	Built between 1857-1861
Building Size:	10,659 SF
Zoning	Mansion Lot- split-zoned Business-Roadside (BR) and Density Residential (DR 5.5) Shared Parking Lot- zoned DR 5.5
Notes	Listed on the National Register of Historic Places. Site improvements include a gazebo, fountain, large event tent, asphalt paved parking areas, curbing, signage, landscaping, and drainage.



Aerial Photo



Aerial Photo



Retail Map



**GREY
ROCK
MANSION**



WOODHOLME
PARK



WOODHOLME
COUNTRY CLUB



Demographics

2024 SUMMARY	0.5 MILE	1 MILE	1.5 MILES
Population	1,817	6,323	13,974
Households	977	3,014	6,304
Families	563	1,734	3,409
Avg HH Size	1.79	1.96	2.10
Owner Occupied Housing Units	762	1,859	3,782
Renter Occupied Housing Units	215	1,155	2,522
Median Age	62.0	47.6	47.8
Median HH Income	\$113,614	\$102,988	\$96,200
Avg HH Income	\$152,785	\$136,473	\$134,396

Business



1,606

TOTAL BUSINESSES



12,244

TOTAL EMPLOYEES

Income



\$96,200

MEDIAN HH INCOME



\$61,332

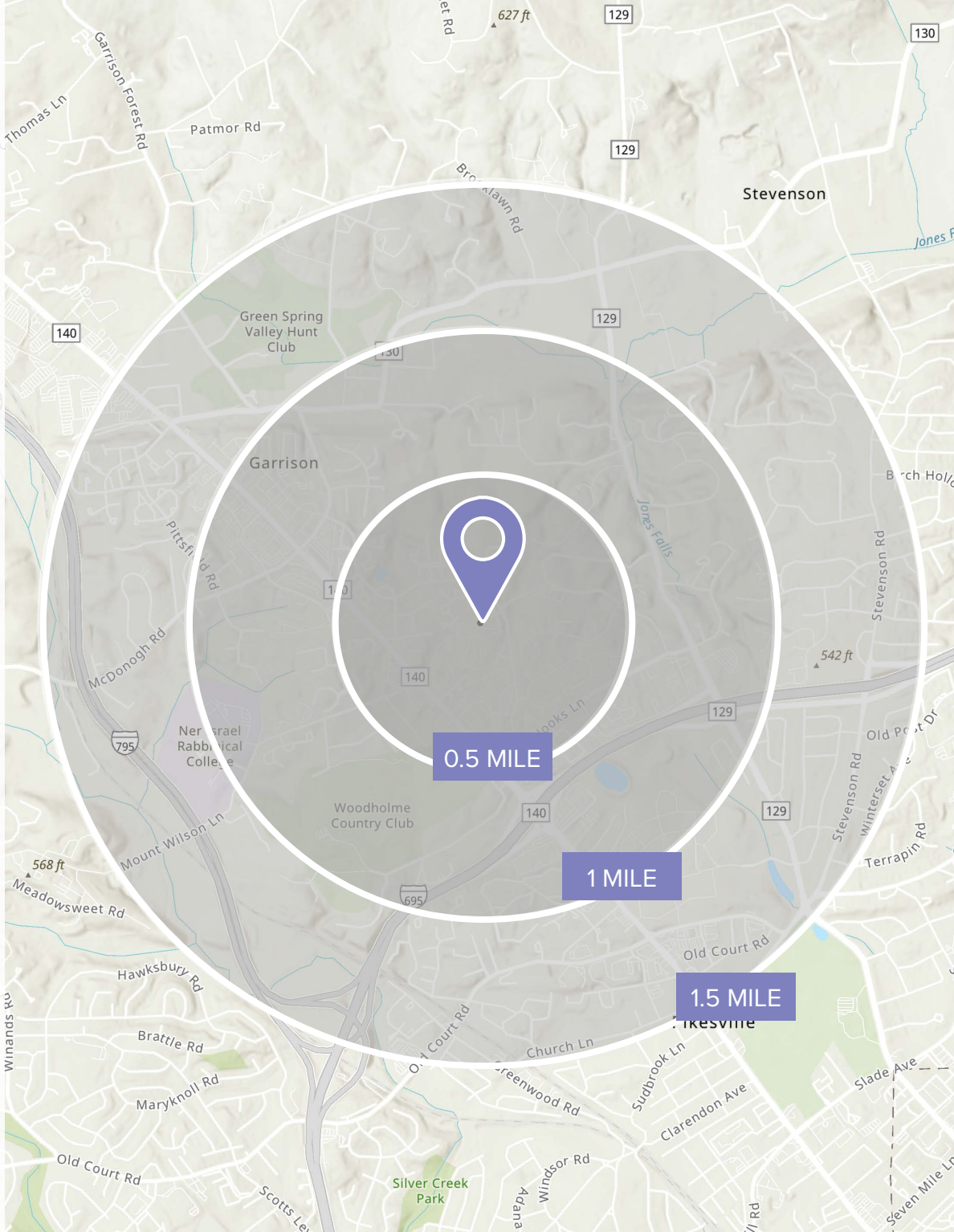
PER CAPITA INCOME



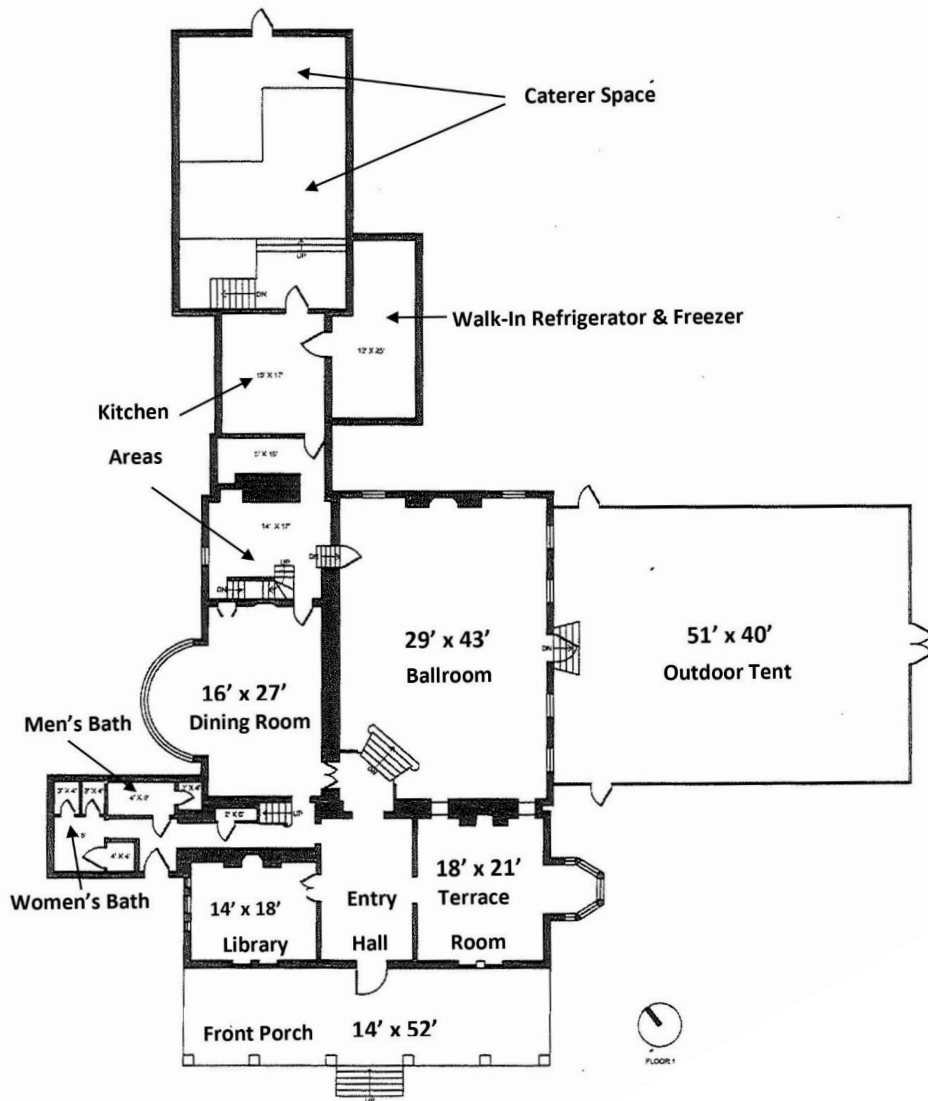
\$314,041

MEDIAN NET WORTH

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.



Floor Plan - Ground Floor



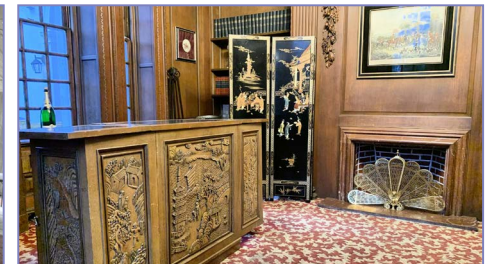
Ballroom



Ballroom Entry



Outdoor Tent



Library



Terrace Room



Kitchen

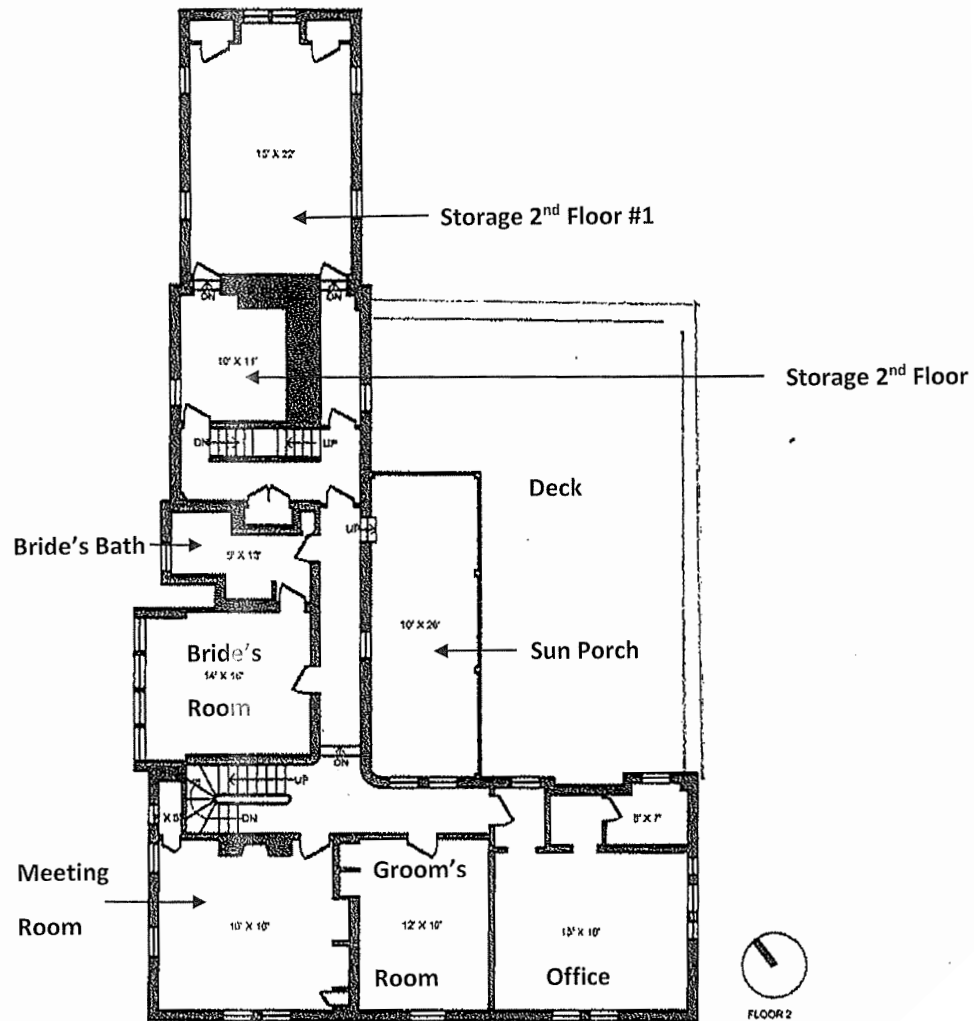


Kitchen



Dining

Floor Plan - 2nd Floor



Bride's Room



Office

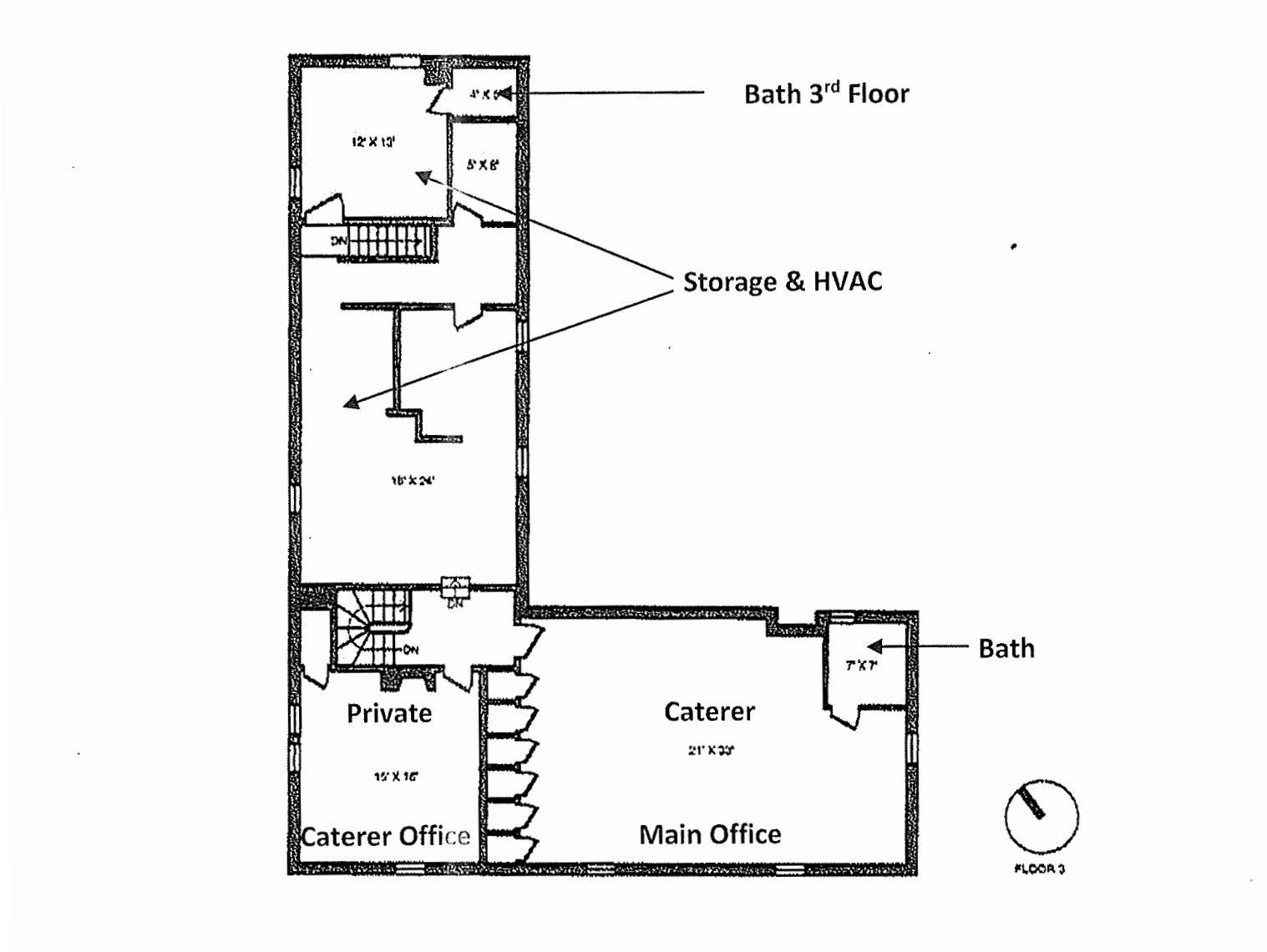


Meeting Room

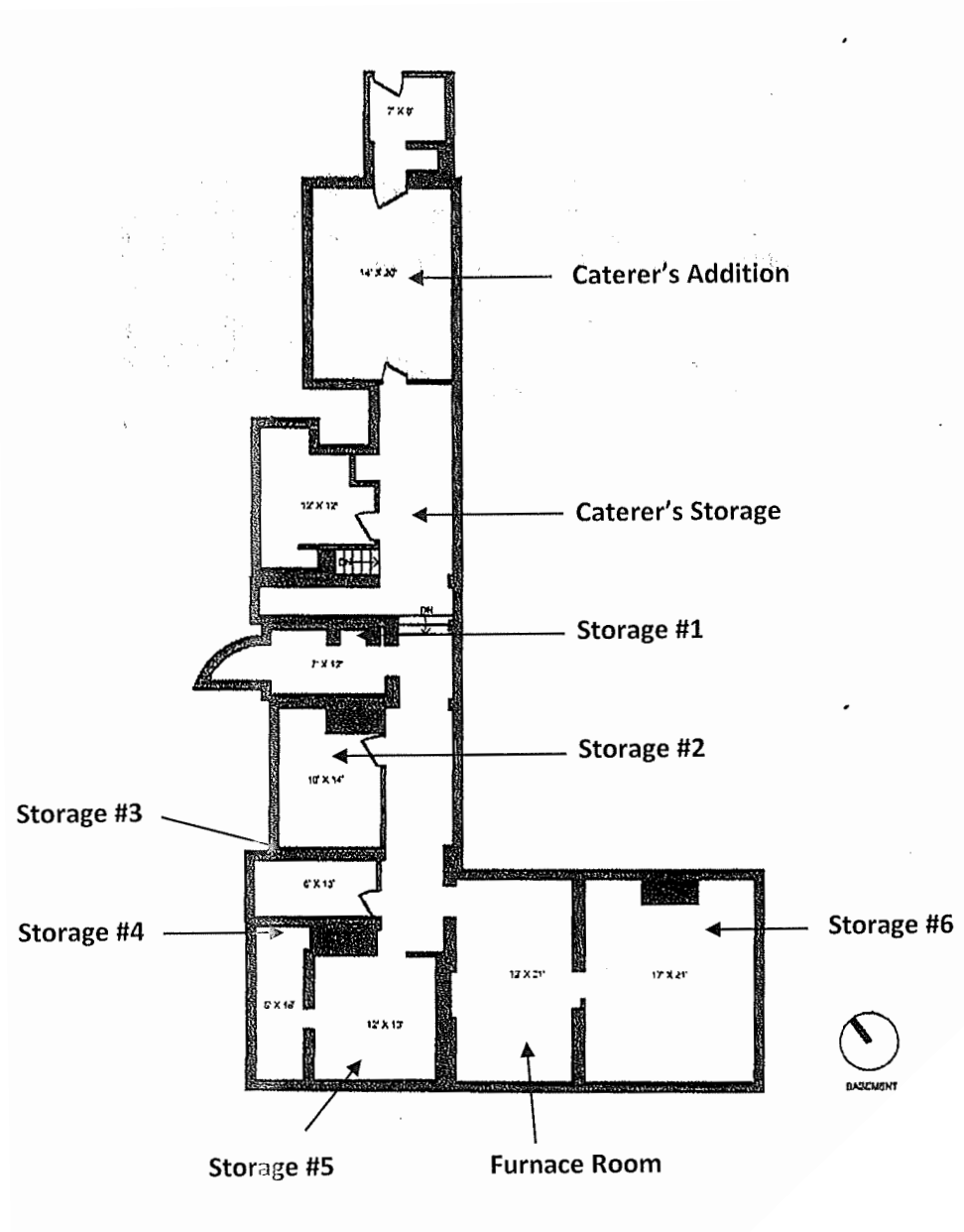


Groom's Room

Floor Plan - 3rd Floor



Floor Plan - Basement



Recent Building Improvements

2019 - FLOOR IMPROVEMENTS

- Built out front part of catering kitchen and upgraded electric
- New oil furnace
- Replaced all wood outside terrace room window with exact moldings and same period wood

2020 - FLOOR IMPROVEMENTS

- Built outside handicap ramp
- Painted exterior
- Installed ADA locks
- Repointed Bricks
- Repaired Stucco
- Recoated Stucco
- Recoated roof
- Recoated doors

2021 - FLOOR IMPROVEMENTS

- Installed 2 sheds for chair storage
- Repaired lights and fountain
- Repaired and updated steps to ballroom
- Began renovations to built-out Caretaker Apartment

2022 - FLOOR IMPROVEMENTS

- Replaced pump switch in basement
- Replace rotten wood on upper exterior of the building including internal gutters
- Replaced entire roof and soffit

2023 - FLOOR IMPROVEMENTS

- Completed remodel of bridal room and bathroom and second floor hallway
- Replaced shingles on gazebo
- Replaced walls on long side of tent

2024 - FLOOR IMPROVEMENTS

- Replaced flooring and complete overhaul of commercial kitchen
- New 10 burner, 2 oven stove, updated suppression system and plumbing
- Installed security cameras and upgrade locks

GREY ROCK MANSION



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